



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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MAYOR APPROVES INITIAL FUNDS FOR AFRICAN AMERICAN MUSEUM

1.8 million for pre-development work to be considered at Budget and Finance Committee meeting

Nashville Mayor Karl Dean has approved \$1.8 million in Metro funds to be used on pre-development work for the Museum of African American Music, Art & Culture.

The funding is part of \$10 million the Metropolitan Government of Nashville committed to the African American History Foundation of Nashville Inc. for the construction of the museum planned to be built at Jefferson Street and Rosa Parks Boulevard in North Nashville.

The foundation will be reimbursed by the city for pre-construction expenses, including architectural and engineering services, up to \$1.8 million. The remaining funds will be authorized when the foundation completes other fundraising efforts needed to support the \$30 million project.

"This museum is a fitting tribute to the role African-Americans have played in our city's rich history of music and art, and there's no

better location for it than Jefferson Street," Dean said. "I am pleased with the foundation's fundraising success to date and I look forward to fulfilling the rest of the city's \$10 million commitment in the near future."

"This museum is a fitting tribute to the role African-Americans have played in our city's rich history of music and art, and there's no better location for it than Jefferson Street." Dean said.

Kevin P. Lavender, foundation chairman, said: "We truly appreciate Mayor Dean and the city of Nashville for recognizing the importance of a cultural center dedicated to high-

lighting the creative contributions of African Americans both locally and nationally. The museum will serve as a catalyst for the revitalization of downtown and the Jefferson Street district and will support the local economy by creating another tourist destination for our community. The Museum of African American Music, Art & Culture will support our city's musical brand and will aid Nashville in attracting millions of visitors to Music City every year."



Photos courtesy of the Fisk University Art Gallery.



Landlord Registration Renewal Notices To Go Out With Tax Bills in October

The Tennessee State legislature passed a bill requiring all owners of residential rental property to register their property. The Department of Codes & Building Safety's Property Standards division will manage the program. The bill went into effect July 1, 2007.

A notice to register is being sent to all registered owners of property in Davidson County. The program requires the owners to submit information about their rental units. The bill requires owners to provide:

- Their full contact information – Name, physical address with contact telephone number (No PO Box)
- The number of units per property (duplex/triplex, etc.)
- Name and contact information for their manager or registered agent who can act on their behalf

This information will be maintained in a database and will only be used in the event there is a codes violation at the property which requires correction. Often times the contact information on file with the tax assessors office lists the property owner's address as that of the rental unit. That means any notices we send out may not reach the owner in a timely manner and could result in the owner being summoned to environmental court.

The state mandated a registration fee of \$10.00. This fee is to be paid by each landlord/residential property owner.

Each landlord or property owner is required to pay a single fee



Residential Landlord Registration

Effective July 1, 2007, Tennessee Code Annotated Title 66, Chapter 28-101 requires each landlord of one (1) or more dwelling units is to furnish contact information with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

The Department of Codes & Building Safety is the agency responsible for collecting all registration information. This contact information is only used in the event the Codes Department has to contact the owner to correct any Codes violation at their rental property. All landlords should contact the Codes Department as soon as possible to register. Owners can register using this form, or you may use the expanded form that can be found on our web sight at www.nashville.gov/codes. There is a \$10.00 fee required with each registration. Only one fee is required to register all of your residential rental properties.

The Codes Department has set up a web page that gives complete details about this new requirement as well as a link to the registration form. Owners of rental property or their agents should complete the form and mail it with the required \$10.00 registration fee to: Department of Codes & Building Safety For more information you may also call our office at
ATTN: Landlord Registration Program (615) 862-6590.
800 2nd Avenue, South
Nashville, TN 37210

for all rental property owned in the County. An owner who owns a single duplex or triplex would only have to pay \$10.00 for that property. If more than one property is owned, the fee is still only \$10.00 for that landlord/owner. The fee is paid annually. The registration fee is due by December 1st.

Owners of residential rental property should contact the Property Standards Office to register at 862-6590. The registration fee should be made out to "The Department of Codes and Building Safety".

Codes & Building Safety Director Addresses Mayor's "Green Ribbon" Committee



Terry Cobb, Director of Codes and Building safety, offered an up-date of "Green Initiatives" from his department to Mayor Karl Dean's Green Ribbon Committee. In his report, Mr. Cobb described efforts to increase productivity through "e-Permitting" which allows customers to obtain permits on line rather than appear at the Codes and Building Safety Office as well as progress on the On-Line Plans Review project being undertaken by Metro Government. The Mayor's Green Ribbon Committee on Environmental Sustainability was created to assure that Nashville continues to be a livable city with clean air, clean water, open spaces, transportation infrastructure and an energy use profile necessary to provide a prosperous community for current and future generations.

Group Homes – A Growing Need And A Challenge for Neighborhoods

As health care budgets continue to shrink, State and local governments are searching for ways to provide essential services to those in need. There has been an increasing trend in recent years for the establishment of group homes and halfway houses. Just what are these facilities, are they regulated, and is there a limit to where they can be located?

Under the current zoning regulation, no more than three unrelated adults can live together as a single family residence. When there are more than three unrelated people living together or a caretaker or overseer is required, this could be considered a boarding house which is not permitted in regular residential zone districts.

The Federal Fair Housing Act has declared that mentally/physically handicapped people AND individuals recovering from alcohol and drug addiction are a protected class of people; meaning that zoning laws anywhere in the United States can not discriminate against this class of people or prohibit them from resid-

ing as a single-family residence. The ADA (Americans Disabilities Act) also prohibits discrimination against mental and developmental disabilities. Alcohol and drug addiction has been ruled as a mental illness.

People coming out of prison, who are not mentally/physically challenged or recovering addicts, are NOT a protected class under the Federal Fair Housing Act or ADA laws.

If, under the law, the facility meets the State guidelines and obtains the appropriate license, then that facility will be issued a permit by Codes to operate. While they are not required to seek the approval of the neighborhood before beginning operation, the facility still has to meet all of the requirements of the Building, Property Maintenance Code and the Zoning Code.

Any questions about the validity of a facility or it's status should be directed to the Property Standards Division. We can work with Metro Zoning to ensure that the facility is operating within the scope of the law.

Chestnut Hill Neighborhood Action Group Organizes Cleanup

By Nancy McCune
Chestnut Hill Neighborhood Association

August 19th and 20th were big days in Chestnut Hill!

The neighborhood action group, with the help of students from Trevecca Nazarene University and Vanderbilt University began the cleanup and revitalization of the old "Creek Street" area, which borders Browns Creek as it runs through the neighborhood.

"Students expressed good humor in spite of the 95 degree days and did some wonderful work." **Chris Farrell, Director of Medical Technology, Trevecca University**



Chris Farrell with Trevecca University gives the student volunteers from Vanderbilt and Trevecca Universities their assignments for the day.

Code enforcement has become a major ally in the cleanup of this neighborhood. Chris Farrell, PhD of Trevecca Nazarene University is spearheading the clean up of Creek Street between Hart St and North Hill St. This area, long ago, had homes all along

the creek. Constant flooding forced a rezoning of the area and no homes can ever again be built there. The area subsequently became an illegal dumping ground and a home for vagrants and drug users.

The operational paradigm of this project is that Social Justice and Environmental Justice cannot be separated. Clearing weeds and invasive species from the border of Brown's Creek is being done to reduce crime, illegal dumping and improve the appearance of the local community. "The poor are always hurt the most when the environment is damaged. Too often we fail to see that the planet has limited resources and this damages are own economy." (from - Paul Hawken, "Blessed Unrest- How the Greatest Movement on Earth Happened and Nobody Noticed")

"The weeds were thick enough that they were challenging for even experienced weed whacker users, but they were able to be cut with manual scythes imported from

(Continued on page 4)



"This is an example of the illegal dumping that has occurred in the community. Our goal is to reclaim this area for the benefit of the entire community." Nancy McCune

Continued from page 3

Austria demonstrated by Tennessee Organic Growers Association Vice President Jason Adkins. We had two and the students loved using them. The scythes started instantly with no problem and never ran out of string or gas," according to Dr. Farrell.



Despite temperatures in the high 90's, students worked all day to remove junk, trash and debris that had been dumped on Creek Street (from Hart Street to North Hill Street). This area has vacant lots on both sides of the street, with tall vegetation and junk and debris. Photo's courtesy of Nancy McCune

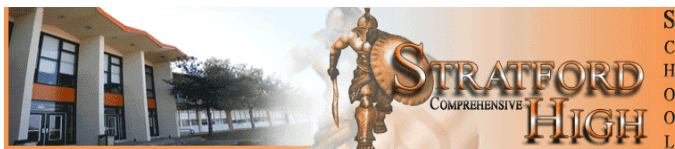
Several members of the Trimble Action Group (TAG) including David Pritchard, Nancy McCune and John Munn were quite active in the cleanup.

Lawrence Jackson with Metro Beautification coordinated support of the cleanup with Public Works. According to Jackson,

Metro Public Works-Beautification provided two roll off bins each day for the project, t-shirts, gloves, trash bags, weed eaters, shovels, rakes, ear plugs, safety goggles, brooms, and a first aid kit. They collected 3.21 tons of debris, and twenty tires.

Chestnut Hill, renamed from the old "Trimble Bottoms", is undergoing a major renaissance. This area runs from 4th Avenue South east to Browns Creek and Lafayette south to

Factory Street. New homes are being built on 2nd Avenue and throughout the neighborhood. One of the positive impacts seen from the communities efforts had been that criminal activity in the Chestnut Hill area has taken a nosedive.



Mayor to host Town Hall Meeting on Education at Stratford

Mayor Karl Dean will host a Town Hall Meeting on Education at Stratford High on Monday, September 22 at 6 p.m. Parents, teachers, students and other interested community members are invited to attend.

Mayor Karl Dean is holding Town Hall Meetings on Education throughout Davidson County to talk to you – parents, teachers, students and other concerned citizens – about how to improve our public schools.

Attending these meetings is important to show how involved you are or would like to be in your child's education. Your opinions and concerns are important to the Mayor, and the administrators at their schools.

These meetings are being held at various times and places throughout the year.

Trees Need Water Right NOW

The recent dry-spell can mean disaster for your trees so more water is essential, right now, according to Stephan Kivett at Metro Codes and Building Safety.

"It appears that the drought season is upon us again this year. Make sure to provide trees and shrubs adequate water during these hot dry days of August. If possible, early morning water is best. Let a hose run at about half pressure for about 15 minutes per plant for best results," Kivett said.

He said that in a few months, area tree farms and nurseries will begin digging trees again and it will be planting season! Mid to late autumn has always been the optimal planting season in the South.

"Be sure to look for quality tree structure and adequate root ball size before purchasing," he said.

He said everyone should feel free to contact the Urban Forestry Division at Metro Codes and Building Safety, 862-6488, for and questions about tree planting.



World Energy Use Projected to Grow 50 Percent Between 2005 and 2030

World marketed energy consumption is projected to grow by 50 percent between 2005 and 2030, driven by robust economic growth and expanding populations in the world's developing countries, according to the reference case projection from the *International Energy Outlook 2008 (IEO2008)* released Department of Energy's division of Energy Information Administration (EIA).

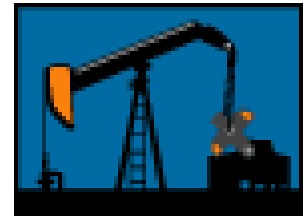
"High oil prices lead many consumers to switch to other fuels when feasible; fuel-switching and efficiency gains, for instance, slow the growth of oil use in the industrial sector."

Average world oil prices in every year since 2003 have been higher than the average for the previous year and prices in 2007 were nearly double the 2003 prices in real terms. The *IEO2008* uses oil price cases originally developed in the summer of 2007 for use in the *Annual Energy Outlook 2008*, which focuses on the U.S. energy outlook.

These prices do not reflect the substantial run-up in prices that has occurred since that time. Nonetheless, although liquid fuels are expected to remain the largest single source of energy through 2030, the liquids share of marketed world energy consumption declines from 37 percent in 2005 to 33 percent in 2030 in the *IEO2008* reference case.

In addition, the share of conventional oil in the overall liquids supply declines with expanded use of unconventional oil, bio-fuels, and other unconventional liquids.

High oil prices lead many consumers to switch to other fuels when feasible; fuel-switching and efficiency gains, for instance, slow the growth of oil use in the industrial sector. Those trends are even stronger in the *IEO2008* high price case, which reflects oil prices that are closer to those being paid in mid-2008, as this report is being issued.



The Davidson County Sheriff's Office and the United States Marine Corps Reserve Motorcycle Run For Toys For Tots

The Toys For Tots Motorcycle Run is coming soon, and we're looking for sponsors and ride participants!

The Davidson County Sheriff's Office and the U.S. Marine Corps Reserve invite you to participate in the 2nd Annual **Motorcycle Run** to benefit the USMC(R) "Toys For Tots"



Date: September 27, 2008
Time: Registration/Lineup 9:30 a.m. – 10:30 a.m.;
Departure: 11:00 a.m.
Location: LP Field (Lot "G" across from the Juvenile Justice Center)
Destination: USMC(R) Center, White Bridge Rd.

For a \$20 entry fee and a new unwrapped toy a participant will receive a t-shirt, a ticket for prize give-a-ways, and lunch upon arrival at the USMC Center.

Coffee, water, and doughnuts will be offered at LP Field prior to departure. Toys will be collected upon arrival at USMC Center.

Live Entertainment will be provided at the destination (local talent).

Your donations go toward assuring that children whom would normally not get a toy for Christmas will!! Please assist the U.S. Marine Corps Reserve and the Davidson County Sheriffs Office in making this event as successful as last year's.

Contact Mike Yarlett at (615)394-5706 or email at: myarlett@dcso.nashville.org.



SEWER-SAFE TREES PROTECTS THE ENVIRONMENT DRINKING WATER (Part I)

By Brett West, MTAS
Wayne Clatterback, UT, Forestry, Wildlife and Fisheries

Municipal sanitary sewer systems are, second to the drinking water system, the most important public health asset of a city. When they are properly operating, that is, carrying the wastewater and sewage away from homes and businesses and to the treatment plant, they protect the public from the potential health hazards associated with human waste. However, when blockages in the pipes cause backups into homes or businesses or overflows in streets or right-of-ways, the health of citizens is at risk.

One of the factors that contributes to sewer line blockages is the intrusion of tree roots. Landowners and landscape professionals should be aware of the location of sewer lines when planning landscapes. If in doubt about the locations of sewer lines, drain field or connection pipes, contact your local public works department.

In an effort to reduce the amount of root intrusion into sanitary sewer lines, collection operators may recom-

mend trees that are “sewer-safe.” The general recommendation is to choose small, slow-growing species, varieties or cultivars with less aggressive root systems and to replace them

before they get too large for their planting area. There are no “sewer-safe” trees, but by using small, slower-growing trees, sewer lines should be safer from the intrusion of tree roots.

Tree roots invade sewer lines because the pipes contain three elements necessary for tree growth: water, nutrients and oxygen. Simply put, the roots grow into the pipes because they like it there. The degree of root invasion is dependent upon the condition of the sewer line, the type of tree and the soil conditions that exist in the root zone. Trees generally have as much biomass underground as they have above ground level. Because roots grow predominately in the top 18-24 inches of the soil, the horizontal spread of the roots can be great. The planting process may be adjusted to maintain an optimum root environment so tree roots stay within that optimum environment and as far from the pipelines as possible.



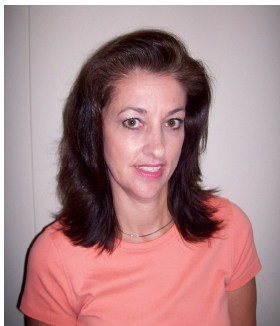
Purple Smoke Bush provides beautiful foliage and a small root system.



Crape Myrtles, which come in many varieties, are perfect partners for sewer-safe landscapes

Employee Highlights

Attitude goes a long way when it comes to customer service and when it comes to Margo Penick, her attitude has been the difference when it comes to the public service and getting the job done.



Since starting with the Metro Codes and Building Safety Department in 1999, Ms. Penick has become a valued member of the permit issuance division. Starting at the reception desk, she learned the process from the start and, since 2004, has been issuing trades permits.

"She provides a valuable service. She is knowledgeable and she delivers excellent service to our customers every day," Carla Langley-Smith, Ms. Penick's supervisor, said. "She holds herself accountable and is a dedicated member of the team. She does all of this in a cheerful, energetic manner."

Ms. Penick began her customer service career with Pinnacle Rehab for 5 years prior to her employment with metropolitan government.

She has one daughter who attends Goodpasture Christian School. She enjoys being involved in her church activities, watching school sports, and exercising.

12th Annual Metro Codes Charity Golf Tournament

The 12th Annual Metro Codes Charity Golf Tournament will be held on October 18th at the Ted Rhodes Golf Course. This year will again be a 4 person scramble with teams made up on a blind-draw. The \$60 entry fee includes greens fee, cart, great lunch, & more prizes.

Registration begins at 7:30 a.m. with a Shotgun Start at 8:00 a.m. Various sponsorships will be available.

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in a record \$24,000 being donated to three local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

We look forward to this year's event and to surpassing last year's donations to the local charities.

Below: Golfers begin to "saddle-up" as they get ready for the Shotgun Start.



Department of Codes & Building Safety

Metro Office Building
800 2nd Ave., South
Nashville, TN 37210
615-862-6590 / Fax 862-6593

Mayor - Karl F. Dean

Director - Terrence Cobb
Asst. Director - Bill Penn
Office Hours: Mon-Fri / 7:30-4:00



Terry Cobb and Bill Penn welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov
Assistant Director, Property Standards Div , 862-6590

PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at: manley.biggers@nashville.gov